

LOWER PAXTON TOWNSHIP
BOARD OF SUPERVISORS

Minutes of Special Business Meeting held September 12, 2006

A special business meeting of the Lower Paxton Township Board of Supervisors was called to order at 7:38 p.m. by Chairman William B. Hawk on the above date in the Lower Paxton Township Municipal Center, 425 Prince Street, Harrisburg, Pennsylvania.

Supervisors present in addition to Mr. Hawk were, William C. Seeds, Sr., William L. Hornung, and Gary A. Crissman.

Also in attendance were George Wolfe, Township Manager; Steve Stine, Township Solicitor; Brian Luetchford, Parks and Recreation Director; and Edward Stalnecker, Herbert, Rowland and Grubic, Inc.

Mr. Wolfe noted that he had Supervisor David Blain on speaker phone to participate in the meeting.

Pledge of Allegiance

Mr. Hornung led the recitation of the Pledge of Allegiance.

Public Comment

There was no public comment presented.

Old Business

Action on bids for construction of certain facilities at Thomas B. George Jr. Park

Mr. Wolfe distributed a memo from Edward Stalnecker of Herbert, Rowland and Grubic, Inc. (HRG, Inc.) dated September 12, 2006. He noted that Mr. Stalnecker and Mr. Luetchford are present to provide additional information on the bid received.

Mr. Wolfe explained that the Township advertised for bids to complete the work for the Thomas B. George Jr. Park, and no bids were received. The Board authorized staff to rebid, and

only one bid was received. He noted that Phase II work includes the construction of various courts and ballfields, as well as the assembly of a previously purchased pavilion. He noted that the pavilion will contain restroom facilities. He noted that the bid discussed at the September 5th meeting was in the amount of \$429,715, and that staff and the Township Engineer have reviewed the bid and deemed it to be complete. He noted that the bid was in excess of the engineer's estimate of \$307,297, and Board members requested staff, along with the Township Engineer, to determine the accuracy of the engineer's estimate. He stated that the information is contained in the memorandum distributed to Board members.

Mr. Stalnecker explained that he contacted an independent contractor and requested him to review the bids due to the concern that the pavilion price was thought to be excessive. He noted that the independent contractor's price was \$10,000 less than the Rogele Inc. bid, and as a result of this, HRG, Inc. was incorrect in their cost estimate for this phase of the project. He noted that the remainder of the contract seems to be 20% over the estimation, noting that there has been a 10% rise in costs and materials. He noted that it appears that the Rogele, Inc. bid is only \$35,000 higher than the revised engineer's estimate.

Mr. Wolfe noted that the Board members requested staff to determine the amount of expenditures for the Thomas B. George Jr. Park. He noted that Mr. Luetchford provided a memorandum, dated September 6, 2006, with the cost estimates for Phase II work, which includes a list of work that is yet to be performed for the right-of-way improvements at \$350,000 that are already under contract. He noted that this is actually part of Phase I, but due to PPL delays, the work has not started. He noted that this included the construction of a turning lane on Nyes Road, the relocation of M Street, new park entrance, and the relocation of PPL poles on Nyes Road. He noted the estimated costs to bring George Park to completion are \$900,000. He noted that Mr. Luetchford provided an additional Phase III schedule in the amount of \$615,000

to include lighting for ball courts, soccer fields, pavilion, and in-line hockey dasher boards. He noted that the total work not under contract at this time is roughly \$430,000, plus the \$900,000 of Phase II work, and \$615,000 in Phase III work. He noted that none of these items have been obligated at this time.

Mr. Hawk stated that Rogele Inc's. bid is the item that requires Board action at this time. Mr. Wolfe noted that the current bid is good for 60 days, and that Mr. Blain has some issues regarding the bid that he would like to address with Board members.

Mr. Blain noted that in regards to the estimates for Phase II and Phase III, he questioned if these estimates were updated, or from two years ago, when the concept was first developed. Mr. Luetchford answered that the estimates were updated based on the original estimates from two years ago. He noted that the update was based on a 30% increase for the cost of materials. Mr. Wolfe explained that staff recalculated the costs this week.

Mr. Blain questioned what the difference was from the updated estimates and the original estimates for the work that needs to be completed. Mr. Seeds noted that the skate park is now estimated at \$400,000, which is \$190,000 more than the original estimate. He noted that this is more than a 30% increase. Mr. Luetchford noted that this is a special exception, as the original estimate was \$½ million. He noted that the designers suggested a second concept costing \$400,000 which the Parks and Recreation Board agreed to, but they requested him to meet with representatives from the skateboard community to discuss the changes. Mr. Seeds suggested that some of the projected figures are low, for instance, the cost to build ballfields.

Mr. Blain questioned if the new estimates were based only on across-the-board 30% increase. Mr. Luetchford noted that the 30% increase was for material costs only, realizing that labor costs have increased also.

Mr. Blain questioned what the increase is for the overall project. Mr. Luetchford answered that it would be 25% higher than the original estimate. Mr. Blain noted that the original cost for the project was \$1.5 million. Mr. Wolfe noted that Phase I work was budgeted at \$1.2 million from the General Improvement Fund, noting that staff provided estimates for Phases II and III work only. Mr. Seeds suggested that the total cost for the project, outside the purchase of the land, was \$3.1 million. Mr. Blain noted that a 25% increase on this amount would be over \$800,000. Mr. Wolfe noted, to date, the Township has spent \$2,430,000, to include the purchase of the land.

Mr. Blain stated that the George Park could cost between \$½ million to a \$1 million above the estimate and he noted that these funds would need to come from the General Improvement Fund. He noted that this is only one item out of numerous other issues that need to be addressed, such as the medical emergency services, the Skate Park, and the FCC deficit. He suggested that the Board should move to complete only the pavilion and restroom facilities. He suggested that the other items be put on hold and discussed as part of the 5-year strategic plan.

Mr. Blain noted that 25% of the General Fund must be held in escrow for emergency purposes which amount to roughly \$4 million. He noted that the Township is projected to enter into an agreement with PENNDOT for the Nyes Road project which could cost the Township \$2 million. He noted that the emergency medical services dilemma could also cost significant dollars in the future as well. He suggested that only what is necessary should be completed for George Park.

Mr. Hawk noted that 60 days is the short-term window to make a decision at which time the bid could be rejected or accepted. He noted that this must be done in consideration of the items Mr. Blain mentioned. Mr. Blain noted that there are parts of the Rogele Inc. bid that the

Township does not need to do at this time. Mr. Hawk noted that a decision must be made to reject the bid or accept it.

Mr. Seeds questioned if the budgeted \$350,000 would complete the roads and entranceway. Mr. Wolfe answered when PPL moves the poles on Nyes Road; the Township will add a turning lane on Nyes Road and relocate M Street. Mr. Seeds questioned if Rogele, Inc. would be willing to accept only the bid work for the pavilion and restrooms at \$177,000. He noted that this would provide restroom facilities for the people currently using the facility. Mr. Wolfe suggested that the Board would need to reject the Rogele, Inc. bid and rebid for the pavilion and restrooms. Mr. Stine noted that he did not know how the specifications were written for the bid, and if only one part of the bid could be accepted. Mr. Crissman noted if the specifications do not allow for this, then the Board must reject the bid and determine what items should be included in the new bid request. Mr. Luetchford noted that the pavilion was bid as part of a whole, and not as an alternate. Mr. Stine noted that the bid would only be valid if the Board accepted the entire bid.

Mr. Wolfe noted that the bid could be rejected, the pavilion work could be rebid, and the remaining work could be discussed as part of the 5-year strategic plan. Mr. Seeds noted that this would mean that the work may not be completed this year. Mr. Wolfe noted if the bid was rejected, there would not be enough time to complete the work this year.

Mr. Hawk questioned if the right-of-way process would be completed. Mr. Wolfe answered that this is in the hands of PPL.

Mr. Wolfe noted that, at this time, the only work that is to be completed is the pavilion to include the restrooms. Mr. Seeds and Mr. Blain were in agreement to this. Mr. Seeds noted that this would need to be rebid and would not be completed this year. Mr. Blain suggested that due

to the lateness in the building season, the bid should be rejected and rebid in the spring. Mr. Seeds noted that it could be rebid at this time also.

Mr. Wolfe noted if the Board is going to reject the bid, they could wait for another 50 days to do this since they will be working on the 5-year strategic plan and budget process.

Mr. Hornung questioned if Rogele, Inc. would permit the Township to break out the bid at \$177,000 to complete the pavilion and restrooms. Mr. Stine answered that it would be a post-bid opening negotiation and this is illegal in Pennsylvania.

Mr. Hawk suggested that the Board take action on the bid since it has 50 days to act to reject or approve the bid. Mr. Wolfe noted that the window of opportunity is the Township's and they should take advantage of it.

Mr. Blain noted that he would like to see a true cost estimate of what it will cost to complete George Park, and he would like to compare this to the original budget for the park. Mr. Hornung suggested that it would be better to prioritize the project since this would save staff and engineering costs. Mr. Hawk noted that he would want to get the best prices possible in today's market.

Mr. Hawk noted that the Board will not take action on this item at this time.

Adjournment

There being no further business, Mr. Seeds made a motion to adjourn the meeting. Mr. Hornung seconded the motion, and the meeting adjourned at 8:06 p.m.

Respectfully submitted,

Maureen Heberle

Approved by:

Gary A. Crissman
Township Secretary